



Offers in excess of
£490,000

- No onward chain
- Detached true bungalow
- Three double bedrooms
- House shower room plus en suite
- Open plan living/dining/ kitchen
- Bi-folding doors
- Extensive gardens of approx. 0.25 acres
- Ample driveway parking
- First class residential location
- EPC D

Lodge Hill, Baildon, West Yorkshire, BD17 5BP

NO ONWARD CHAIN - An increasingly rare opportunity to acquire a recently modernised detached bungalow situated in one of Baildon's most prestigious residential locations. This impressive property boasts spacious living accommodations with three double bedrooms and is set within extensive gardens approaching 0.25 acres, offering a perfect blend of privacy and tranquillity.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ
Tel: 01274 532323 Email: baildon@dacres.co.uk

dacres.co.uk   



Lodge Hill, Baildon, West Yorkshire, BD17 5BP

Harrogate 18 miles, Skipton 16 miles, Leeds 12 miles
(all distances approximate)

General remarks

Dacre, Son & Hartley is delighted to offer a rare and exceptional opportunity to acquire a recently modernised detached true bungalow, situated in one of Baildon's most exclusive and

prestigious residential areas. This outstanding property showcases space and refinement, featuring generous living accommodation with three well-proportioned double bedrooms, perfect for those seeking a spacious and versatile home.

Nestled within approximately 0.25 acres of gardens, this stunning home is surrounded by lush greenery, creating a peaceful and private sanctuary. The beautifully landscaped grounds provide the perfect setting for relaxation, entertaining, or simply appreciating the natural beauty that enhances the property's charm.

With accommodation briefly comprising; spacious entrance hallway; generous living room having bi-folding doors leading to a

patio; open plan kitchen diner; spacious principal bedroom having en suite shower room and walk in wardrobe; two further double bedrooms; house shower room.

Externally, a spacious driveway leads to a generous parking area, offering ample off-street parking for multiple vehicles. This remarkable home is enveloped by lush greenery, with expansive gardens that create a serene retreat. Featuring a harmonious blend of vibrant plantings, manicured lawns, and peaceful seating areas, the gardens offer an idyllic setting to fully embrace the natural beauty of this exceptional property.

Directions

From Baildon village roundabout proceed up Westgate. At the crossroads turn left into West Lane. Continue along West Lane for approximately one mile which brings you into Lucy Hall Drive. Lodge Hill is on your right and the property is located on the right-hand side.

what3words stores.month.rinse

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

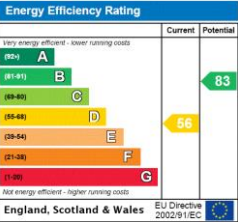
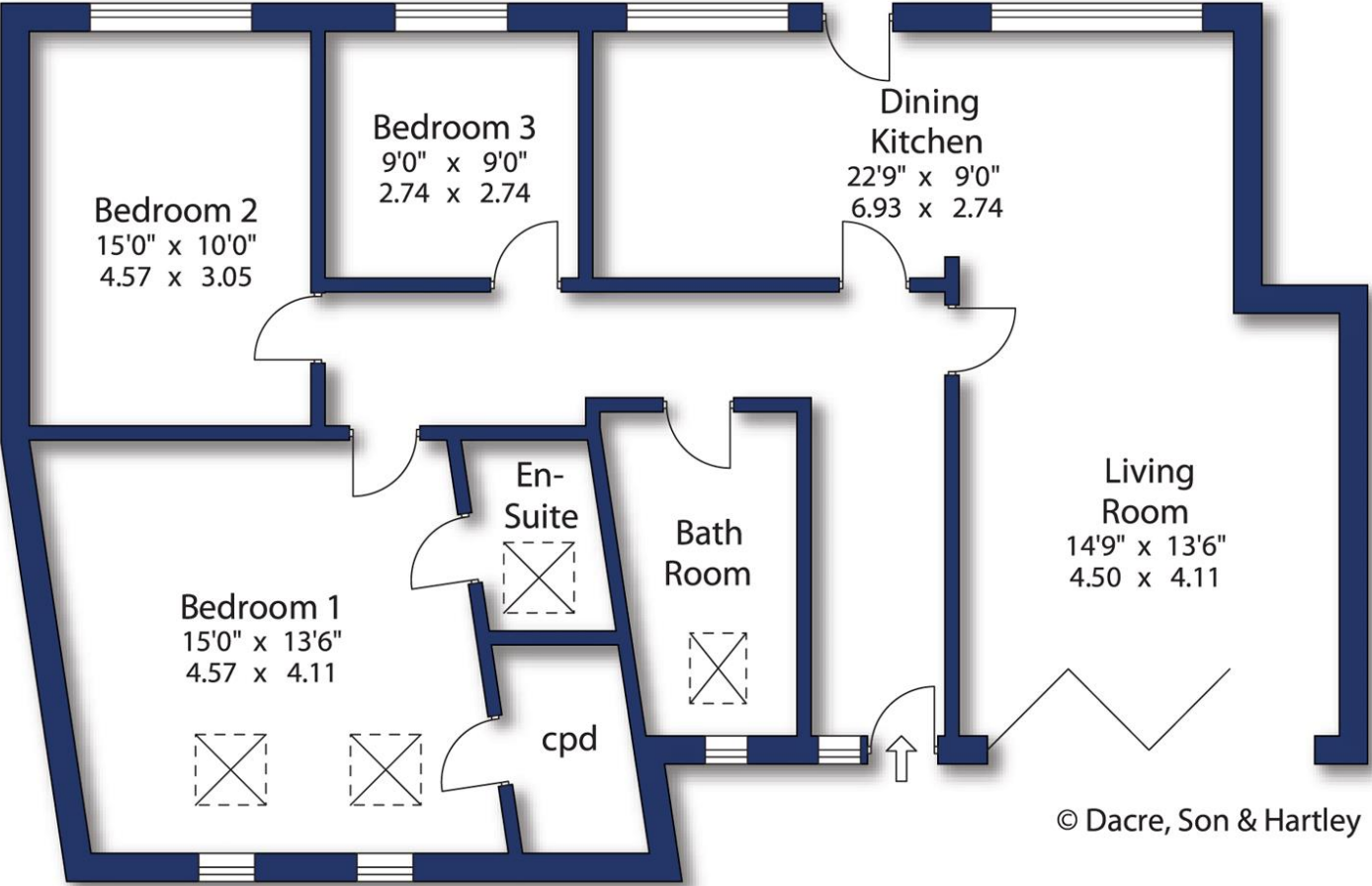
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: BAI250014



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01274 532323

baildon@dacres.co.uk